



VG-85-2021-75060

Walker County
Kari A. French
Walker County Clerk

Instrument Number: 75060

Real Property

CERTIFICATE

Recorded On: December 16, 2021 10:56 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Instrument Number: 75060
Receipt Number: 20211216000034
Recorded Date/Time: December 16, 2021 10:56 AM
User: Amber L
Station: Clerk Station

Record and Return To:

CAROLINA COVE



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

Kari A. French

2021 MANAGEMENT CERTIFICATE

PURSUANT TO SECTION 209.004, TEXAS PROPERTY CODE

THE STATE OF TEXAS *

COUNTY OF WALKER *

CAROLINA COVE COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas Non-Profit Corporation and Property Owner's Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

(A) The name of the subdivision is: Carolina Cove Subdivision, Walker County, Texas

(B) The name of the association is: CAROLINA COVE COMMUNITY IMPROVEMENT ASSOCIATION, INC.

(C) The recording data (plats) for the subdivision is:

- a. Section 1: Volume 194, page 672;
- b. Section 2: Volume 188, page 653 and 655; and
- c. Section 3: Volume 174, page 584, Walker County Deed Records.

(D) The recording data for the declarations is:

- a. Volume 208, page 160, et seq (Carolina Development Company Restrictions);
- b. Volume 221, page 732, et seq (Affidavit of Developer);
- c. Volume 286, page 032, et seq; and (Amendment to Deed Restrictions May 31, 1996);
- d. Volume 409, page 545, et seq (Certificate of Incorporation);
- e. Volume 409, page 546, et seq and Volume 949, page 648, et seq (Articles of Incorporation);
- f. Volume 409, page 552, et seq (By Laws dated April 25, 1994)
- g. Volume 949, page 668 et seq (By Laws dated November 19, 1994)
- h. Volume 525, page 135, et seq. (Amended Carolina Cove Restrictions August 30, 2002);
- i. Volume 1073, page 473, et seq (By Laws dated April 27, 2013)

(E) The name of the association is: CAROLINA COVE COMMUNITY IMPROVEMENT ASSOCIATION, INC. and the mailing address of the association is:

- a. P.O. Box 107, Riverside, Texas 77367-0107

(F) The name and the mailing address of the person managing the association or the association's designated representative is: CCCIA Board of Directors, P.O. Box 107, Riverside, Texas 77367-0107.

(G) The website for CCCIA is carolinacovesubdivision.org

(H) The CCCIA can be reached by emailing cccia@carolinacovesubdivision.org

(I) Other information the association considers appropriate is:

- a. Volume 1016, page 351, et seq (Resolution of the Board of Directors of Carolina Cove Community Improvement Association, Inc. Concerning Books and Records);
- b. Volume 1016, page 364, et seq (Resolution Adopting Alternative Payment Schedule Guidelines for Carolina Cove Community Improvement Association, Inc);

SIGNED this 16th day of December 2021.

CAROLINA COVE COMMUNITY IMPROVEMENT
ASSOCIATION, INC.

BY: Stephen Duncombe
Stephen Duncombe President

THE STATE OF TEXAS *

COUNTY OF WALKER *

The above instrument was acknowledged to before me by Stephen Duncombe
President of Carolina Cove Community Improvement Association, Inc. on this 16th day of
Dec of 2021.

Lois A. Gremminger

NOTARY PUBLIC, STATE OF TEXAS

After Filing Return to:

CCCIA Secretary
P.O. Box 107
Riverside, Texas 77367-0107

